

The Watts Bar Land Planning process is a systematic method of identifying and evaluating the most suitable use of public lands under TVA stewardship. It uses resource data, computer analysis and public input to allocate land uses to the following land management zones which correspond to the column labeled 'Pre-allocated Zone Allocation A' in the table below. Pre-allocation reflects the current land conditions and projected future land use needs. To provide your input on how any or all lands should be allocated, link to the comment form from the Watts Bar Land Plan main page, or attend the public open house.

Non-TVA Shoreland (Zone 1) – Privately owned reservoir lands or lands where TVA maintains flowage easements. This zone will not be changed through the land planning process.

Project Operations (Zone 2) – Land managed for public works including navigation and power generation. Project operations lands may also provide a security buffer around TVA facilities.

Sensitive Resource Management (Zone 3) – Land managed for the protection of significant cultural resources, endangered species, wetlands, and natural and scenic areas.

Natural Resource Conservation (Zone 4) – Land managed for forestry, wildlife enhancement, and dispersed recreation, i.e., hiking, primitive camping, and hunting.

Economic Development (Zone 5) – Land managed for commercial business, light manufacturing, and general industrial purposes.

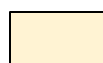
Developed Recreation (Zone 6) – Land managed to provide recreation activities requiring capital development, i.e., campgrounds, concrete boat ramps, beaches, toilet buildings, marinas, greenways, etc.

Shoreline Access (Zone 7) – TVA-owned lands where approvals for shoreline alterations are considered. TVA's 1998 Shoreline Management Initiative determined the extent of shoreline access lands; therefore, this zone will not be changed through the land planning process.

For planning purposes, land is considered committed if it is under lease, license, or contract; is a developed TVA project such as a dam reservation or power lines; has known sensitive resources present; has a management plan; fronts land transferred or sold for public recreation use; or is a TVA-developed recreation area. Agricultural licenses and other temporary permits are considered to be an interim use of TVA public land and therefore are generally not considered to be committed. All other TVA owned land is considered uncommitted and is available for planning.



Committed land



Uncommitted land

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Watts Bar Land Plan Parcel Information Table

PARCEL NUMBER	Pre-allocated Zone Allocation A	BRIEF DESCRIPTION OF ALLOCATED PARCELS
121	6	License to City of Kingston for public recreation (park); License to Roane County Board of Education for parking and play field.
122	2	Location of TVA's Kingston Pump Station. License to Roane County Department of Education for parking area.
123	7	Requests for private water-use facilities will be considered at this location; Fronts Lakeshore #2, Lakewood Landing, and Woodhaven Subdivisions.
12-55	6	Fronts land transferred to the State of TN XTWBR-55; under licenses to TWRA for public recreation.
124	7	Requests for private water-use facilities will be considered at this location; Fronts River Oaks Subdivision.
125	6	Easement to City of Kingston for public recreation; Ladd Park.
126	4	Protection of wildlife habitat and shoreline vegetation.
127	7	Requests for private water-use facilities will be considered at this location; Fronts Ladd Landing Subdivision.
12-63	6	Fronts land transferred to the State of TN XTWBR-63; under licenses to TWRA for public recreation.
128	7	Requests for private water-use facilities will be considered at this location; Fronts Youngs Creek, Merriwether Home Park, and Maple Lake Subdivisions.
129	4	Protection of wildlife habitat and shoreline vegetation.
130	4	Protection of wildlife habitat and shoreline vegetation.
131	2	Navigation Safety Landing
132	3	Protection of significant cultural resources; island.
133	7	Requests for private water-use facilities will be considered at this location; Fronts portion of Chestnut Hills Subdivisions.
134	4	Protection of wildlife habitat and shoreline vegetation.
135	7	Requests for private water-use facilities will be considered at this location.
136	6	Under license for commercial recreation (campground); Soaring Eagle Campground.
137	4	Protection of wildlife habitat and shoreline vegetation.
138	3	Grubb Island
139	3	Protection of significant wetlands.
140	5	May be suitable for a minor commercial landing; further archaeological testing needed to determine significance of cultural resources.
141	3	Jones Island: agreement with the State of TN for on-going forest research; significant cultural resources.
142	TBD	To be determined; part of the former Clinch River Breeder Reactor Site.
143	TBD	To be determined; part of the former Clinch River Breeder Reactor Site.
144	3	Protection for significant wetlands and cultural resources; part of the former Clinch River Breeder Reactor Site.
145	TBD	To be determined; part of the former Clinch River Breeder Reactor Site.
146	3	Protection for Grassy Creek Habitat Protection Area; part of the former Clinch River Breeder Reactor Site.
147	5	Suitable for industrial site and industrial access, adjacent to existing industry; part of the former Clinch River Breeder Reactor Site.
148	5	Suitable for industrial site and industrial access; part of the former Clinch River Breeder Reactor Site.
149	3	Protection of significant cultural resources.
150	7	Requests for private water-use facilities will be considered at this location; Fronts Cedarlake Retreat Subdivisions.
151	7	Requests for private water-use facilities will be considered at this location; Fronts Holiday Shores Subdivisions.

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PARCEL NUMBER	Pre-allocated Zone Allocation A	BRIEF DESCRIPTION OF ALLOCATED PARCELS
12-54	6	Fronts land transferred to the State of TN XTWBR-54; under licenses to TWRA for public recreation.
152	3	Protection of Sugar Grove Habitat Protection Area.
12-53	6	Fronts land transferred to the State of TN XTWBR-53; under licenses to TWRA for public recreation.
153	7	Requests for private water-use facilities will be considered at this location; Fronts Gunter's Field and Kile Subdivisions.
154	7	Requests for private water-use facilities will be considered at this location; Fronts Tri-County Subdivision.
155	4	Protection of wildlife habitat and shoreline vegetation.
156	4	Protection of wildlife habitat and shoreline vegetation.
157	7	Requests for private water-use facilities will be considered at this location; Fronts Lancer Subdivisions.
12-50	6	Fronts land transferred to the State of TN XTWBR-50; under licenses to TWRA for public recreation.
158	4	Protection of wildlife habitat and shoreline vegetation.
12-49	6	Fronts land transferred to the State of TN XTWBR-49; under licenses to TWRA for public recreation.
159	3	Protection of significant wetlands.
160	7	Requests for private water-use facilities will be considered at this location.
161	4	Protection of wildlife habitat and shoreline vegetation.
162	7	Requests for private water-use facilities will be considered at this location.
12-48	6	Fronts land transferred to the State of TN XTWBR-48; under licenses to TWRA for public recreation.
163	4	Protection of wildlife habitat and shoreline vegetation.
164	7	Requests for private water-use facilities will be considered at this location.
165	4	Protection of wildlife habitat and shoreline vegetation.
166	3	Protection of significant wetlands.
167	7	Requests for private water-use facilities will be considered at this location; Fronts Hidden Acres Subdivision.
168	4	Protection of wildlife habitat and shoreline vegetation.
169	3	Protection of significant wetlands.
12-47	6	Fronts land transferred to the State of TN XTWBR-47; under License to TWRA for Public recreation.
170	5	May be suitable for industrial or barge terminal development. Cultural Resource considerations may affect development.
171	3	Protection of significant wetlands.
172	4	Protection of wildlife habitat and shoreline vegetation.
173	3	Protection of significant wetlands.
174	5	May be suitable for barge terminal.
175	6	License to the City of Harriman for public recreation.
176	3	Protection of significant cultural resources.
177	2	Railroad right-of-way.
178	4	Protection of wildlife habitat and shoreline vegetation.
179	4	Protection of wildlife habitat and shoreline vegetation.
180	3	Protection of significant cultural resources.
181	5	May be suitable for use as a barge terminal.
182	4	Protection of wildlife habitat and shoreline vegetation.
183	6	License for Commercial Recreation; Swan Harbor
184	7	Requests for private water-use facilities will be considered at this location; Fronts Lakeshore Subdivision.
185	4	Protection of wildlife habitat and shoreline vegetation.
186	3	Protection of prime farmland and wetlands.
12-45	6	Fronts land transferred to the State of TN XTWBR-45; under License to TWRA for public recreation.
187	4	Protection of wildlife habitat and shoreline vegetation; under Ag License.
188	3	Protection of prime farmland and wetlands.

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Watts Bar Land Plan Parcel Information Table

PARCEL NUMBER	Pre-allocated Zone Allocation A	BRIEF DESCRIPTION OF ALLOCATED PARCELS
12-51	6	Fronts land transferred to the State of TN XTWBR-51; under License to TWRA for public recreation.
189	4	Protection of wildlife habitat and shoreline vegetation; includes all Zone 4 islands in the Emory River Embayment.
190	2	Kingston Steam Plant; includes Wildlife Observation Area.
191	5	Narrow parcel located between I-40 and Highway 70.
192	4	Protection of wildlife habitat and shoreline vegetation.
193	3	Protection of significant wetlands.
194	3	Protection for Rayburn Bridge Habitat Protection Area.
195	7	Requests for private water-use facilities will be considered at this location; Fronts Roberts Heights Subdivision.
12-44	6	Fronts land transferred to the State of TN XTWBR-44; under License to TWRA for public recreation.
196	3	Protection for Stowe Bluff Habitat Protection Area.